



**Request for City Council Committee Action
From the Department of**

Date: 11/20/03

To: Public Safety & Regulatory Services Committee, The Honorable
Dan Niziolek, Chairperson

Referral to: Ways & Means/Budget Committee

**Subject: Amending Title 12, Chapter 244 of the Minneapolis Code of
Ordinances relating to Housing: Maintenance Code**

Recommendation: That Section 244.200-244.240 and sections
244.1820, 244.1830 and 244.1850 of the above-entitled ordinance be
amended as indicated in the attached ordinance sections.

Prepared or Submitted by: JoAnn Velde, Deputy Director
Housing Inspection Services 673-5850

Approved by:

Merwyn Larson, Director of Inspections

John Bergquist, Assistant City Coordinator

John Moir, City Coordinator

Presenters in Committee: JoAnn Velde, Deputy Director
Housing Inspection Services
Janine Atchison, District Supervisor
Housing Inspection Services 673-3715

Financial Impact:

☒ Action is within current department budget.

Community Impact:

City Goals: Through education and enforcement of the Housing Maintenance Code, Housing Inspection Services works with residents and businesses in the City to preserve existing housing and improve community livability.

Background/Supporting Information Attached

Brief summary on ordinance amendments:

For the past few years Housing Inspection Services has been meeting with Association representatives to draft an ordinance amendment to provide a fair fee schedule for all associations. Currently fees are attached to each building, Inspections is recommending to charge Associations for the number of buildings/units within their control instead of charging for each individual building. This change will provide Associations no matter, if the units are in one building or units are in many buildings, the same fee schedule. The fee schedule has not been increased since the mid 70's, Inspections is requesting approval for a registration fee increase.

Requiring all registered rental/s within Condominium, Co-operatives, Townhomes & Leasehold Cooperatives to be licensed under single ownership. Leasehold cooperatives are buildings that are completely used for rental, but receive a homestead credit from the State to organize as leasehold. Inspections made an administrative decision years ago to allow them to register because of the state law requirements. Since that time a number of these buildings have generated concerns regarding conduct of tenants, are not officially organized as define in State Statute and requiring city services on building maintenance issues. The Inspections Division is now recommending licensing these types of buildings.

Single family conversions from homestead to rental are currently not eligible for a provisional license. Because of resource concerns to actually conduct inspections timely, Inspections is requesting approval from Council to allow these owners to have a provisional for a limited time until, Housing Inspection Services can inspect sometime within a year of application for a license.